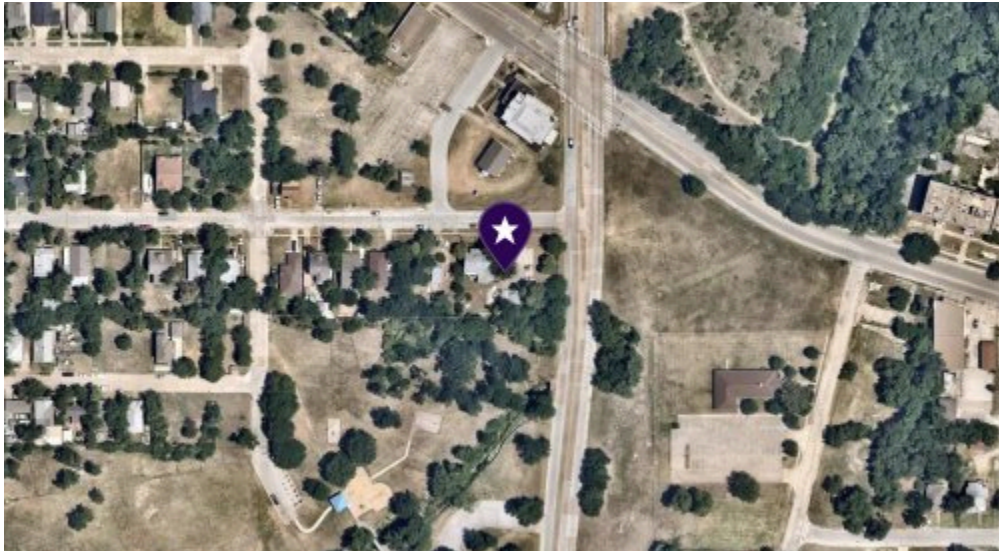


Comparative Market Analysis



**1800 East Leuda Street, Fort Worth, Texas
76104**

Anthony Johnson

JUNE 20, 2020



Nikki Baptiste

Keller Williams Realty FW

What is a CMA

No two homes are identical, which is why choosing a sales price or offer price for a home can be challenging. That's where the comparative market analysis, or CMA, is most useful.

What is a CMA?

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data such as type of home, number of bedrooms, number of baths, lot size, neighborhood, property condition and features, and many other factors. The purpose is to show estimated market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

How is the CMA created?

CMAs are generated by using property information from your real estate agent's multiple listing service (MLS). The MLS is available to licensed members only, including brokers, salespeople, and appraisers, who pay dues to gain access to the service's public and proprietary data, including tax roll information, sold transactions, and listings input by all cooperating MLS members. Listing agents generate CMAs for their sellers, and buyer's agents create them for their buyers so both sides know what current market conditions are for the homes they're interested in comparing.

How accurate are CMAs?

The CMA is a here-and-now snapshot of the market, based on the most recent data available, but it can instantly be rendered obsolete by a new listing, or a change of status in a home with the same criteria. Why? The market is constantly changing - new listings, pending sales, closed sales, price reductions, and expired listings.

CMAs can vary widely, depending on the knowledge and skill of the person creating the CMA as well as the number and type of data fields that are chosen. That means some features may not be included.

As informative as the CMA is, it should only be used as a tool and should not substitute for your real estate professional's knowledge and advice.



Nikki Baptiste

Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com

Contact Me



Nikki Baptiste
Keller Williams Realty FW



REALTOR®, ABR®, CNE®, NHC, VLB

817.800.3338

817.920.7700

RealtorNikkiB@gmail.com

www.Facebook.com/RealtorNikkiB

www.Twitter.com/RealtorNikkiB



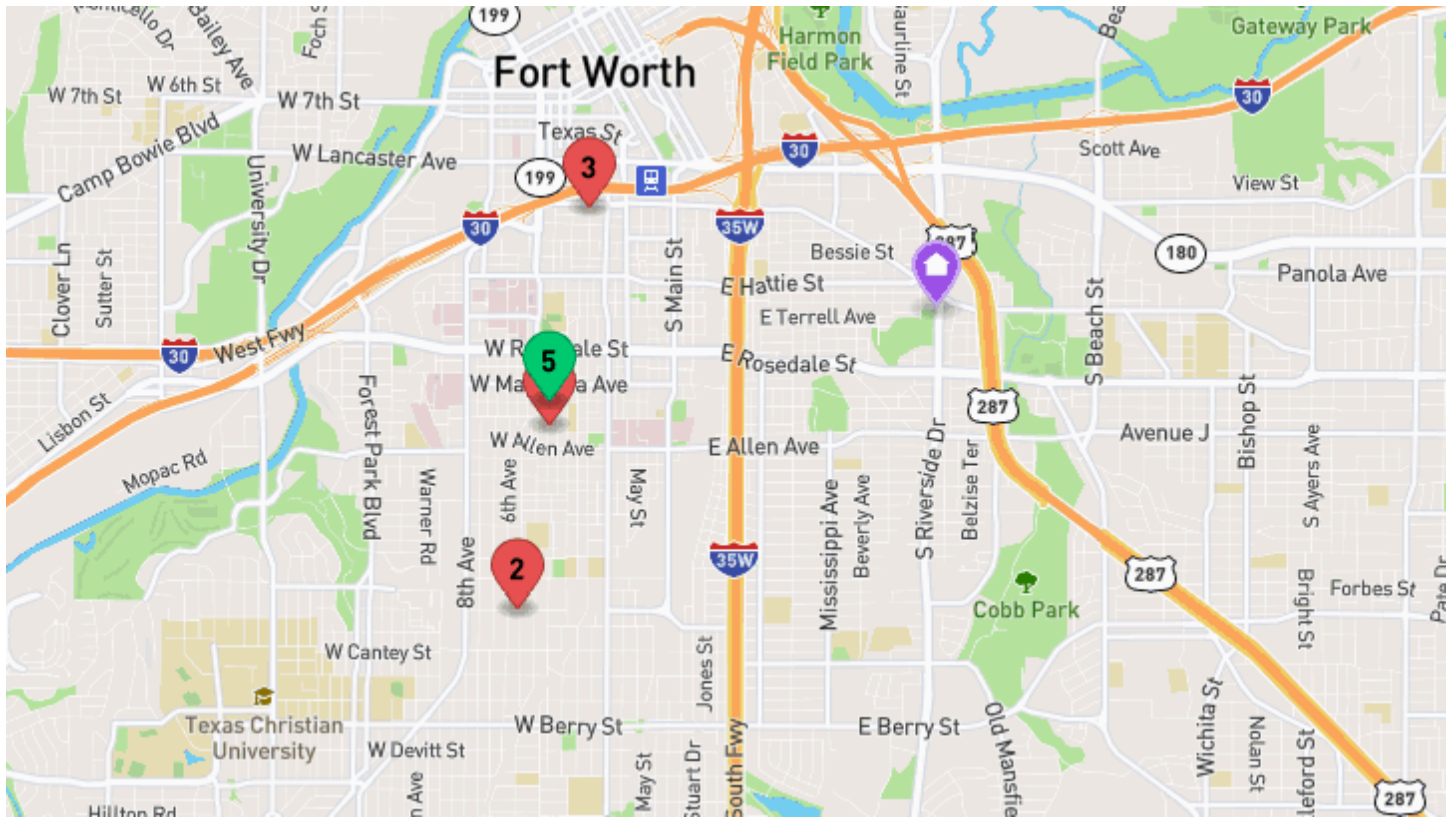
Nikki Baptiste

Keller Williams Realty FW

Cell: 817.800.3338

RealtorNikkiB@gmail.com

Map of Comparable Listings



STATUS: S = SOLD A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	1800 E Leuda St	6	3.00	2,712	-
2	14264482	S	2600 5th Avenue	3	2.00	2,677	\$548,000
3	14285426	S	1407/09 Lipscomb Street	4	2.10	2,600	\$485,000
4	14280286	S	1601 S Adams Street	4	2.10	2,512	\$530,000
5	14341101	A	1405 S Adams Street	3	2.00	2,558	\$484,900



Nikki Baptiste

Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
2600 5th Avenue	4/15/20	3	2.00	2,677	\$548,000	\$205
1407/09 Lipscomb Street	3/23/20	4	2.10	2,600	\$485,000	\$187
1601 S Adams Street	4/13/20	4	2.10	2,512	\$530,000	\$211
Averages				2,596	\$521,000	\$201

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1405 S Adams Street	-	3	2.00	2,558	\$484,900	\$190
Averages				2,558	\$484,900	\$190



Nikki Baptiste

Keller Williams Realty FW

Cell: 817.800.3338

RealtorNikkiB@gmail.com



Listings



Nikki Baptiste

Keller Williams Realty FW

2600 5th Avenue

Fort Worth, Texas 76110

MLS #14264482

\$548,000**SOLD** 4/15/20**3 Beds 2.00 Baths****Year Built 1920****2,677 Sq. Ft.** (\$205 / sqft)**Days on market: 49**

Details

Prop Type: RES-Single Family
County: Tarrant
Area: FW-CENTRAL WEST & SOUTHWEST(TCU) (107)
Subdivision: Ryan Place Add
Style: ["Traditional"]

Full baths: 2.0
Acres: 0.155
Lot Size: 6,751.8
Garages: 2
List date: 1/24/20

Sold date: 4/15/20
Off-market date: 3/13/20
Updated: Apr 15, 2020 11:27 AM
List Price: \$555,000
Orig list price: \$575,000

School District: Fort Worth ISD
High: Paschal
Middle: Daggett
Elementary: Daggett

Features

Association Type: Voluntary
Construction Materials: Brick
Exterior: Guest Quarters, Gutters
Fencing: Wood
Financing Proposed: Cash, Conventional
Fireplace: Other

Fireplaces Total: 1
Flooring: Other, Wood
Heating: Central Air-Elec, Central Air-Gas
Interior Features: Other
Lot Features: Corner, Some Trees, Subdivision
Number Of Dining Areas: 2

Number Of Living Areas: 3
Occupancy: Owner
Parking Features: Detached, Garage, Side
Pool Features: In Ground Gunite, Separate Spa/Hot Tub
Possession: Negotiable
Roof: Composition

Seller Type: Individual(s)
Tax Legal Description: RYAN PLACE ADDITION BLOCK 18 LOT 1 & N9'2
Utilities: City Sewer, City Water



Nikki Baptiste

Keller Williams Realty FW
 Cell: 817.800.3338
 RealtorNikkiB@gmail.com

Remarks

This incredible open floor plan with amazing flow and flexible rooms can accommodate any lifestyle. OVER 1,000 SQ FT NOT INCLUDED IN PRICE PER SQ FT. Large rooms with walls of windows, wood floors and high ceilings make it one of the most charming homes in this beautiful and much loved neighborhood. Carefully executed updates are in keeping with the quality and character of the original design of the home. Kitchen maintained much of its original cabinetry that is now complimented by a subway tile back splash & granite counter tops. Backyard pool and cabana with full bath add to the extended enjoyment of entertaining. Unfinished basement 806 square feet and pool cabana 234 square feet not included in total sq ft



Nikki Baptiste

Keller Williams Realty FW

Cell: 817.800.3338

RealtorNikkiB@gmail.com

2600 5th Avenue Fort Worth, Texas 76110

MLS #14264482

\$548,000

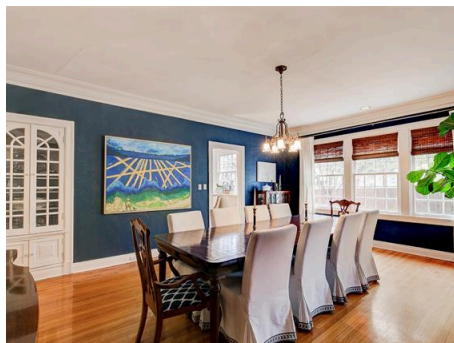
SOLD 4/15/20

3 Beds 2.00 Baths

Year Built 1920

2,677 Sq. Ft. (\$205 / sqft)

Days on market: 49



Nikki Baptiste
Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com

1407/09 Lipscomb Street

Fort Worth, Texas 76104

MLS #14285426

\$485,000
SOLD 3/23/20

4 Beds 2.10 Baths
Year Built 1907
2,600 Sq. Ft. (\$187 / sqft)

Days on market: 12


Photo not available

Details

Prop Type: RES-Single Family

County: Tarrant

Area: FW-CENTRAL WEST & SOUTHWEST(TCU) (107)

Subdivision: Martin & Moodie Sub

Style: ["Traditional"]

Full baths: 2.0

Half baths: 1.0

Acres: 0.146

Lot Size: 6,359.76

Garages: 3

List date: 2/7/20

Sold date: 3/23/20

Off-market date: 2/19/20

Updated: Mar 25, 2020 6:37 AM

List Price: \$485,000

Orig list price: \$485,000

School District: Fort Worth ISD

High: Paschal

Middle: Jean Mcclung

Elementary: De Zavala

Features

Association Type: None

Construction Materials: Wood

Exterior: Covered Porch(es), Deck, Guest Quarters, Gutters

Fencing: Wood

Financing Proposed: Cash, Conventional, FHA

Fireplace: Wood Burning

Fireplaces Total: 1

Flooring: Ceramic Tile, Wood

Heating: Central Air-Elec, Central Heat-Gas

Interior Features: Cable TV Available, Decorative Lighting, High Speed Internet Available, Wet Bar, Window Coverings

Number Of Dining Areas: 2

Number Of Living Areas: 1

Occupancy: Owner

Parking Features: Detached, Garage, Garage Door Opener, Rear

Possession: Closing/ Funding

Roof: Composition

Security Features: Burglar, Owned, Pre-Wired, Smoke Detector

Seller Type: Individual(s)

Tax Legal Description:

MARTIN & MOODIE SUBDIVISION BLOCK D LOT 9 S50

Utilities: City Sewer, City Water, Concrete, Individual Gas Meter, Individual Water Meter

Nikki Baptiste

 Keller Williams Realty FW
 Cell: 817.800.3338
 RealtorNikkiB@gmail.com

Remarks

No Description for this property.



Nikki Baptiste
Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com

1601 S Adams Street

Fort Worth, Texas 76104

MLS #14280286

\$530,000
SOLD 4/13/20

4 Beds 2.10 Baths
Year Built 1914
2,512 Sq. Ft. (\$211 / sqft)

Days on market: 3


Details

Prop Type: RES-Single Family

County: Tarrant

Area: FW-CENTRAL WEST & SOUTHWEST(TCU) (107)

Subdivision: Daniel J B Add

Style: ["Craftsman"]

Full baths: 2.0

Half baths: 1.0

Acres: 0.115

Lot Size: 5,009.4

Garages: 1

List date: 3/5/20

Sold date: 4/13/20

Off-market date: 3/8/20

Updated: Apr 14, 2020 6:42 AM

List Price: \$525,000

Orig list price: \$525,000

School District: Fort Worth ISD

High: Paschal

Middle: Daggett

Elementary: De Zavala

Features

Association Type: None

Construction Materials: Wood

Exterior: Covered Porch(es), Guest Quarters, Gutters, Outdoor Fireplace/Pit, Patio Open

Fencing: Wood

Financing Proposed: Cash, Conventional, FHA, VA

Fireplace: Brick, Decorative, Electric

Fireplaces Total: 1

Flooring: Ceramic Tile, Wood

Heating: Central Air-Elec, Central Heat-Gas

Interior Features: Cable TV Available, Decorative Lighting, High Speed Internet Available, Smart Home System, Wainscoting

Lot Features: Corner, Landscaped

Number Of Dining Areas: 1

Number Of Living Areas: 1

Occupancy: Owner

Parking Features: Detached, Garage, Garage Door Opener, Opener, Side

Possession: Negotiable

Roof: Composition

Security Features: Burglar, Carbon Monoxide Detector, Leased, Monitored, Smoke Detector

Seller Type: Individual(s)

Tax Legal Description: DANIEL, J B ADDITION BLOCK 4 LOT 6

Utilities: City Sewer, City Water, Concrete, Curbs, Individual Gas Meter, Sidewalk

Nikki Baptiste

 Keller Williams Realty FW
 Cell: 817.800.3338
 RealtorNikkiB@gmail.com

Remarks

MULTIPLE OFFERS! HIGHEST AND BEST DUE BY SUNDAY MARCH 8TH at 6PM! A welcoming front porch leads you into this meticulously renovated home on a corner lot in Historic Fairmount. Enjoy the neighborhood vibe from the front porch or cozy up in the backyard in front of the outdoor fireplace. The eat-in kitchen is perfect for entertaining w plenty of counter space, double ovens, & a farmhouse sink. Youll love the upstairs master suite w sizable custom walk-in closet, dual sinks, clawfoot tub, & separate rainfall shower. Oversized 1-car garage w 550sf upstairs apartment w kitchenette & laundry constructed in '15. Rent it for additional income or use as a home office or guest retreat!



Nikki Baptiste

Keller Williams Realty FW

Cell: 817.800.3338

RealtorNikkiB@gmail.com

1601 S Adams Street Fort Worth, Texas 76104

MLS #14280286

\$530,000

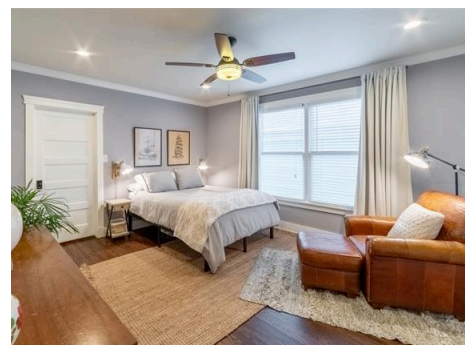
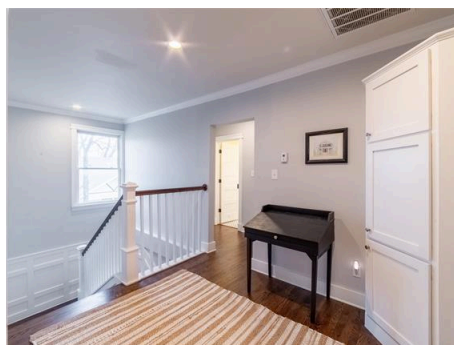
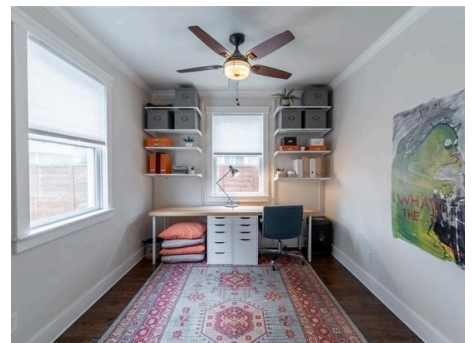
SOLD 4/13/20

4 Beds 2.10 Baths

Year Built 1914

2,512 Sq. Ft. (\$211 / sqft)

Days on market: 3



Nikki Baptiste
Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com

1405 S Adams Street

Fort Worth, Texas 76104

MLS #14341101

\$484,900
ACTIVE 5/12/20

3 Beds 2.00 Baths
Year Built 1920
2,558 Sq. Ft. (\$190 / sqft)

Days on market: 39


Details

Prop Type: RES-Single Family

County: Tarrant

Area: FW-CENTRAL WEST & SOUTHWEST(TCU) (107)

Subdivision: Swastica Place

Full baths: 2.0

Acres: 0.114

Lot Dim: tbv

Lot Size: 4,965.84

Garages: 2

List date: 5/12/20

Updated: Jun 5, 2020 11:39 AM

List Price: \$484,900

Orig list price: \$495,000

School District: Fort Worth ISD

High: Paschal

Middle: Daggett

Elementary: De Zavala

Features

Association Type: None

Construction Materials: Concrete, Wood

Exterior: Covered Porch(es), Patio Covered

Fencing: Wood

Financing Proposed: Cash, Conventional

Fireplace: Gas Starter, Other

Fireplaces Total: 1

Flooring: Ceramic Tile, Stone, Wood

Heating: Central Air-Elec, Central Heat-Gas

Interior Features: Decorative Lighting, Paneling, Wainscoting

Lot Features: Interior Lot, Landscaped, No Backyard Grass, Some Trees

Number Of Dining Areas: 1

Number Of Living Areas: 1

Parking Features: Detached, Garage, Tandem Style

Possession: Closing/ Funding

Roof: Composition

Seller Type: Individual(s)

Utilities: City Sewer, City Water

Virtual Tour Url Branded: tours.freezemediagroup.com/public/vtour/display?idx=1&tourId=1595856

Nikki Baptiste

 Keller Williams Realty FW
 Cell: 817.800.3338
 RealtorNikkiB@gmail.com

Remarks

Beautiful Craftsman style home in Fairmount, walking distance to shopping and eatery on Magnolia. Gorgeous detailing throughout home including original colonnade, beams on ceiling, built in dining room hutch-china cabinet and original windows. Spacious living and dining room, porch conversion, and large flex room that could be a great 4th bedroom. Kitchen is fully updated with stainless steel appliances, quartz countertops and stone flooring. Upstairs is completely remodeled- great hardwood floors, landing area, two bedrooms with walk-in closets and full bathroom with dual vanities. Backyard is perfect for entertaining with wet bar and full bathroom. The ground has brick pavers and mulch for low maintenance.



Nikki Baptiste

Keller Williams Realty FW

Cell: 817.800.3338

RealtorNikkiB@gmail.com

1405 S Adams Street

Fort Worth, Texas 76104

MLS #14341101

\$484,900

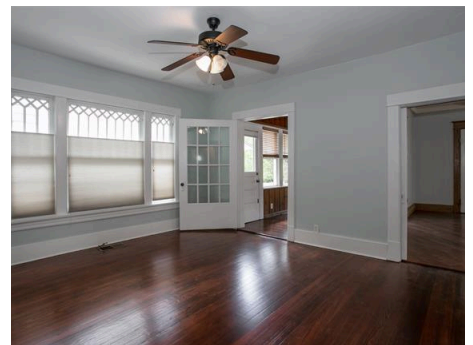
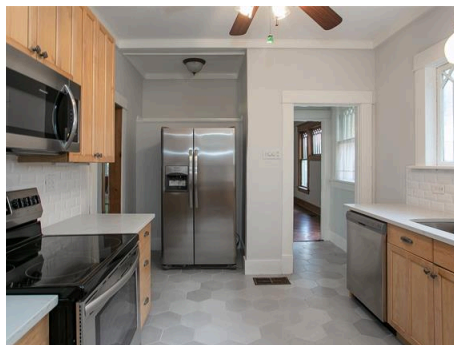
ACTIVE 5/12/20

3 Beds 2.00 Baths

Year Built 1920

2,558 Sq. Ft. (\$190 / sqft)

Days on market: 39



Nikki Baptiste
Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com



Analysis

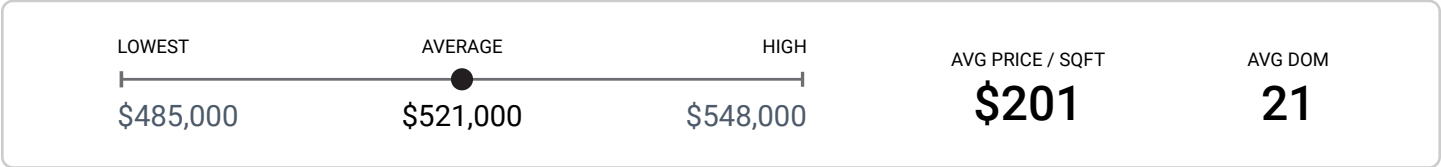


Nikki Baptiste

Keller Williams Realty FW

Comparable Property Statistics

S 3 Sold Listings



A 1 Active Listings



Nikki Baptiste
Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com

Sold Property Analysis

Averages

99.9%

Homes sold for an average of 99.9% of their list price.

21 Days on market

It took an average of 21 days for a home to sell.

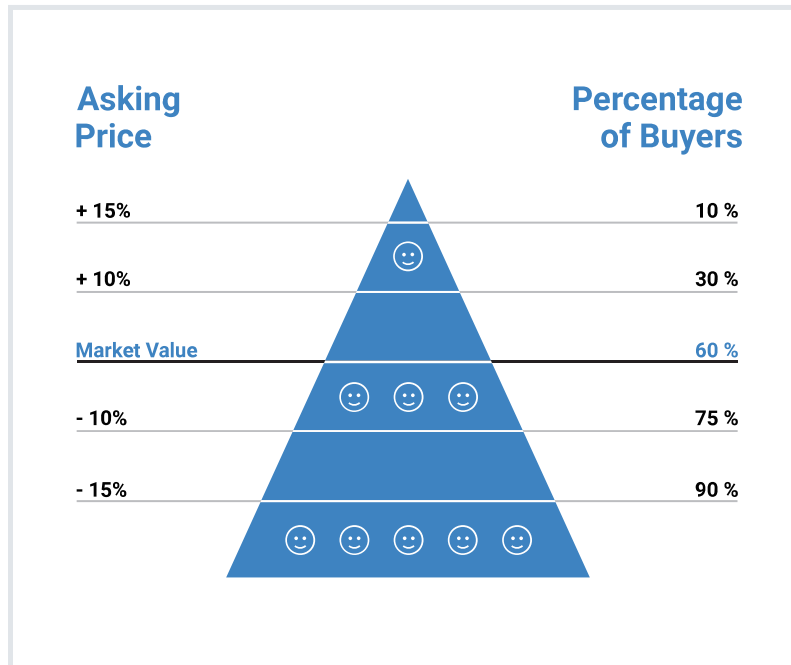
Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM	\$ PER SQFT
2600 5th Avenue	\$555,000	\$548,000	98.7%	49	\$205
1407/09 Lipscomb Street	\$485,000	\$485,000	100.0%	12	\$187
1601 S Adams Street	\$525,000	\$530,000	101.0%	3	\$211
Averages	\$521,667	\$521,000	99.9%	21	\$201



Nikki Baptiste
Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com

Intelligent Pricing and Timing



Pricing a home for sale is as much art as science, but there are a few truisms that never change.

- Fair market value attracts buyers, overpricing never does.
- The first two weeks of marketing are crucial.
- The market never lies, but it can change its mind.

Fair market value is what a willing buyer and a willing seller agree by contract is a fair price for the home. Values can be impacted by a wide range of reasons, but the two biggest are location and condition. Generally, fair market value can be estimated by considering the comparables - other similar homes that have sold or are currently for sale in the same area.

Sellers often view their homes as special, which tempts them to put a higher price on it, believing they can always come down later, but that's a serious mistake.

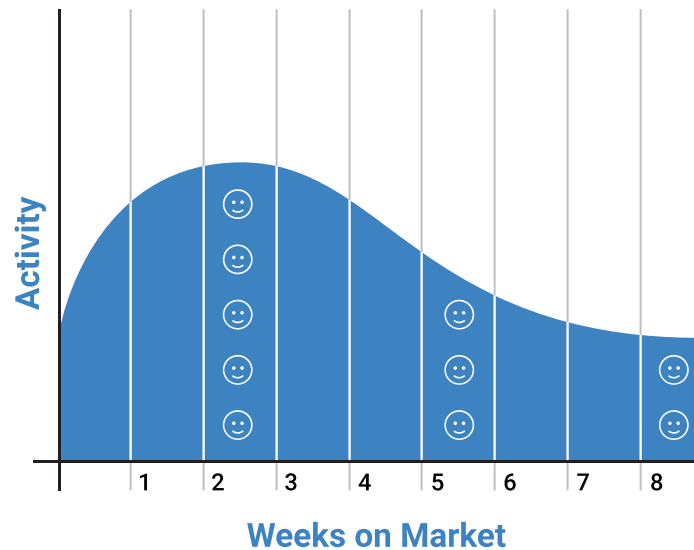
Overpricing prevents the very buyers who are eligible to buy the home from ever seeing it. Most buyers shop by price range and look for the best value in that range.



Nikki Baptiste

Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com

Intelligent Pricing and Timing



Your best chance of selling your home is in the first two weeks of marketing. Your home is fresh and exciting to buyers and to their agents.

With a sign in the yard, full description and photos in the local Multiple Listing Service, distribution across the Internet, open houses, broker's caravan, ads, and email blasts to your listing agent's buyers, your home will get the greatest flurry of attention and interest in the first two weeks.

If you don't get many showings or offers, you've probably overpriced your home, and it's not comparing well to the competition. Since you can't change the location, you'll have to either improve the home's condition or lower the price.

Consult with your agent and ask for feedback. Perhaps you can do a little more to spruce up your home's curb appeal, or perhaps stage the interior to better advantage.

The market can always change its mind and give your home another chance, but by then you've lost precious time and perhaps allowed a stigma to cloud your home's value.

Intelligent pricing isn't about getting the most for your home - it's about getting your home sold quickly at fair market value.



Nikki Baptiste

Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com

The Value of Your Home

In a neighborhood of similar homes, why is one worth more than another? That's the question that's teased buyers and sellers for ages, but the answer is simple.

Every home is different

When a home is sold, a willing seller and a willing buyer determine the value of that home with the sale price. That price then becomes a benchmark for other similar homes, but other factors come into play. The most important are:

Location

The closer a home is to jobs, parks, transportation, schools, and community services, the more desirable it is.

Size

Square footage impacts home value because a larger home is built using more materials, and gives the homeowner more usable space. And a larger lot size could mean more privacy than a smaller one.

Number of bedrooms and baths

Additional bedrooms and bathrooms raise the value of a home compared to similar homes that do not have those rooms.

Features and finishes

Features such as outdoor kitchens and spa baths make a home more luxurious. A home finished with hardwood floors and granite countertops is going to cost more than a home with carpet and laminate countertops.

Condition

The closer a home is to new construction, the more it will retain its value. It's perceived as more modern, up to date, and perhaps safer. Homes that are not updated or in poor repair sell for less as purchasers' factor in the cost of updating and eventually replacing appliances and systems.

Curb appeal

From the street, the home looks clean, fresh, and inviting. Fresh landscaping and flowers won't change the size or location, but they certainly add charm.

When two homes are identical in the same neighborhood, a higher price may come down to something as simple as views, paint colors, or the overall taste of the homeowner.



Nikki Baptiste

Keller Williams Realty FW
Cell: 817.800.3338
RealtorNikkiB@gmail.com

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.